

**Summary Minutes  
City of Sedona  
Historic Preservation Commission Site Visit  
Sedona Ranger Station - Historic Landmarks No. 7 and 8  
and Item No. 08000810 on the National Register of Historic Places  
Monday, May 13, 2013 - 2:00 p.m.  
250 Brewer Road, Sedona, AZ 86336**

- Purpose:** To give members of the Historic Preservation Commission an opportunity to conduct a site visit to view the current condition and structural integrity of the Sedona Ranger Station - Historic Landmarks No. 7 and 8. (Note that this site visit is not for the purpose of discussing any land acquisition.)
- Meeting Place:** The property of the Sedona Ranger Station - Historic Landmarks No. 7 and 8 located at **250 Brewer Road, Sedona, AZ 86336, on Brewer Road south of Hart Road, at 2:00 p.m.**
- Special Note:** The Commission will be invited to walk the subject property. It is strongly recommended that appropriate shoes and clothing should be worn.

**The Order of Business shall be as follows:**

**1. Verification of Notice, Call to Order, and Roll Call.**

Chairman Unger called the site visit to order at 2:09 p.m.

**Roll Call:**

**Commissioners:** Chairman Brynn Burkee Unger, Vice Chairman Allyson Holmes and Commissioners Catherine Coté, Jane Grams arrived at 2:13 p.m., and Steve Segner. Commissioners Ann Jarmusch and Charlie Schudson were excused.

**Staff:** Audree Juhlin, Donna Puckett

- 2. The Historic Preservation Commission will tour the property of the Sedona Ranger Station – Historic Landmarks No. 7 and 8 and Item Number 08000810 on the National Register of Historic Places located at 250 Brewer Road, Sedona, AZ 86336, on Brewer Road south of Hart Road, for the specific purpose of viewing the status of the historic structures' current condition and structural integrity. (Note that this site visit is not for the purpose of discussing any land acquisition.) The subject property is approximately 3.35 acres and is further identified as Assessor's Parcel Number 401-38-013D.**

The Commission toured the inside of the Sedona Ranger Station house to see if there was any damage and found that there was no visible water leakage, graffiti, etc., and the structure seemed to be in the same overall condition as some of the Commissioners had seen it in their last visit.

While visually assessing the exterior of the front of the house (south side), Commissioner Segner noted that the roof appears to be in pretty good shape; however, some of the paint is bubbling and needs a scrape-down and paint on the siding and windows, so those spots need to be scrubbed, stripped, primed and painted.

*Note: Commissioner Grams joined the site visit at 2:13 p.m.*

On the back side from Brewer Road (east side), a screen vent needs to be repaired to prevent rodent damage, and Commissioner Segner indicated that the whole structure needs to be wire-brushed a little and spot painted. Vice Chairman Holmes pointed out the location of the septic tank opening and asked if the facility is already connected to the City sewer.

On the back of the house (north side), Commissioner Segner pointed out where a hole next to the

roof needs to be wired up in the northeast corner (right outside of the bathroom), but noted that the main thing it needs on the north side is spot scrubbing and painting, although he wouldn't recommend painting the whole structure, because it would just put another layer of paint on top, so he would scrub some spots and spot paint it. Additionally, all windows need to be repainted and some windows need to be removed, remanufactured and caulked.

On the side facing Brewer Road (west side), Commissioner Segner indicated that it looks like the windows cannot be opened, they are closed permanently, so they probably just need to be scraped out, re-caulked and repainted, but eventually they will have to be replaced; the windows are all bad on the side facing Brewer Road and there is some water damage down by the sill. Chairman Unger noted some dead trees, and Commissioner Segner indicated that they are the Chinaberry trees and the dead trees should be cut back from the structure. Audree Juhlin added that there are three right in front and four more off to the side. Commissioner Segner also noticed that the conduit intake from the street is exposed, because the pipe is broken, so rats can get in there and chew it. The roof looks like it is in great shape; however, Chairman Unger and Commissioner Segner noted that the chimney needs to be re-caulked and flashed out, and Commissioner Segner indicated that the chimney may be closed at the top, because it may not be safe to use it, but you can't remove it. Putting a galvanized cap on it would keep everything out of it. At some point, the structure will need a good professional paint job, but for now, he would just keep the moisture off of the raw wood.

Commissioner Grams noted that there are possibly other places that rodents can get in, if we could see behind the weeds, etc.; however, Commissioner Segner noted that he didn't see much rodent stuff inside, but if they got into the sub-ceiling, they're living there. Commissioner Grams then pointed out the second roof and Commissioner Segner indicated that he believes the first roof was taken off when we did it last time and a second roof was put on, and that was probably seven or eight years ago -- possibly during the time the Forest Service was preparing to move out.

At this time, the Commission moved to the Sedona Ranger Station barn and Commissioner Segner noted that again there needs to be some touch-up painting and the barn doors need some restoration work and painting at the bottoms. It appears that water is rushing from the Brewer Road side (west side) and running along the side facing the Sedona Ranger Station house (north side). The air conditioner unit seems to be blocking the runoff, and along the entrance to the barn (on the north side) there is a concrete drain path in front of the doors that needs to be swept and cleaned out, so the water can run free towards the east. The pad for the air conditioner could possibly be raised on some rocks, so water could run underneath it.

Audree Juhlin summarized that along this side of the barn (north side), the water is rushing into the drainage area and running along the side of the barn, stopping when it hits the air conditioning unit, so we need to clean out the drainage area and raise the air conditioning unit.

On the back side of the barn from Brewer Road (east side), Commissioner Segner and Audree Juhlin pointed out broken window panes and Vice Chairman Holmes noted that the doors are bowed. Commissioner Segner indicated that they were always that way and whoever takes it over needs to re-hang the doors correctly, because they are strapped on with a few bolts. It was also noted by Commissioner Grams that the warp at the bottom of the door needs to be fixed for rodent protection.

On the back side from the Ranger Station house (south side), Commissioner Segner noted that side is not too bad, but will need a paint job in a few years and at some point the four windows that are boarded up should be replaced with the real panes, the way they were done. Those windows should be remanufactured at some point; the panes went bad and they just put up boards to cover them. He also pointed out that the roof on the south side is in bad shape, so we will have to see if there is any water damage inside, but it is real close to needing to be replaced. Between the two roofs, about a three foot space and the vent area above the roof needs to be repainted and the flashing needs to be looked at. Commissioner Segner added that all of the windows on the south side need work and there are roof tiles that have been blown off, so if the roof isn't replaced now, it needs to be replaced within a year. The other side is a newer roof, but this side wasn't replaced. If you can find the same looking material, the old roof probably doesn't have to be torn off.

At the corner of the side facing Brewer Road (west side), Commissioner Segner identified an old pomegranate bush that could be trimmed back, and Vice Chairman Holmes noted that they had noticed the last time that the landmark plaque is missing from the barn. Commissioner Segner then indicated that on the west side just the windows need to be re-caulked and reworked at some point, but he isn't saying right now; they are probably the way they were three or four years ago.

Summarizing the exterior of the Sedona Ranger Station barn, Commissioner Segner stated it probably needs a new roof, some caulking and touch-up painting. Chairman Unger added that the water needs to be moved away from this (west) side, and Commissioner Segner agreed and described that the water is hitting the foundation, and to the left of the door, it needs to be dug back to expose the footing, so the water can run, because the water is hitting there and going back in, and he is sure it is rotting it out.

At this time, the Commission entered the barn structure and Commissioner Segner noted that the interior has been added; it should just be taken back and opened to the ceiling to make one giant room. The floors are concrete underneath and it was noted that at the end of the barn facing Brewer (west end), there is a musty smell inside, which could be from the footings or the water. Audree Juhlin indicated that a mold test is typically done with any older building.

Commissioner Segner indicated that from what he can see of the ceiling, he doesn't see any water damage; it appears to be fairly watertight. He then pointed out an open area and explained that is the way the building was built and Chairman Unger agreed that they liked the air, because it is a barn. Commissioner Segner then noted what might be an original wall with old wallboard. Chairman Unger noted that the Forest Service must have used the barn for offices and Audree Juhlin agreed.

In the upper area, Commissioner Segner and Chairman Unger determined that the wall is original and the trap door is original. Commissioner Segner also indicated that water-wise, it looks okay. Audree Juhlin agreed that she didn't see any water damage from the roof and Commissioner Segner stated that structurally, the building looks pretty good.

Commissioner Coté commented that it could be an awesome place for weddings, and Chairman Unger reminded the Commissioners that the Commission is not agendized to discuss any acquisition of the property at this time. Chairman Unger noted that it looks a lot scarier from the outside than it actually is, because the actual integrity of the building itself is here. Vice Chairman Holmes added that there are also some design elements that are really attractive, and Commissioner Segner added that some panels underneath that upper roof would cool it down a lot and a swamp cooler could be put in, then it should be fine.

Commissioner Segner noted that it is not a firetrap and there are not a lot of dirty areas, but at some point, all of the windows will have to be redone, although it is pretty close to the way he saw it, when it was designated. The Commissioner then noted that the outside air conditioning unit could really be disconnected and removed, because it is not going to be used and it might be easier to remove it.

Chairman Unger indicated that the site visit kind of addressed her concern about the structures, and noted that both the Sedona Ranger Station house and barn are both in very good shape. They took good care of them.

### **3. Adjournment.**

The Chairman called for adjournment at 2:34 p.m., without objection.

I certify that the above is a true and correct summary of the meeting of the Historic Preservation Commission held May 13, 2013.

---

Donna A. S. Puckett, *Recording Secretary*

---

Date